

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Muskegon

State: MI

PJ's Total HOME Allocation Received: \$5,940,983

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	20			
% of Funds Committed	99.36 %	89.22 %	1	91.92 %	97	98	
% of Funds Disbursed	96.40 %	82.28 %	1	82.65 %	98	99	
Leveraging Ratio for Rental Activities	0.27	3.2	16	4.67	8	6	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.56 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.64 %	71.23 %	3	68.72 %	81	85	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.54 %	87.57 %	11	79.93 %	42	46	
% of 0-30% AMI Renters to All Renters***	58.73 %	52.31 %	8	44.94 %	69	75	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.58 %	1	94.87 %	100	100	
Overall Ranking:			In State:	9 / 20	Nationally:	68 69	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,082	\$26,313		\$25,717	63 Units	26.90 %	
Homebuyer Unit	\$32,069	\$17,427		\$14,669	170 Units	72.60 %	
Homeowner-Rehab Unit	\$83,173	\$22,658		\$20,391	1 Units	0.40 %	
TBRA Unit	\$0	\$5,986		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muskegon MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$19,130	\$75,009	\$83,173
State:*	\$80,334	\$72,380	\$19,369
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.89

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	49.2	29.6	100.0	0.0
Black/African American:	42.9	62.7	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.6	0.0	0.0	0.0
American Indian/Alaska Native and Black:	1.6	0.0	0.0	0.0
Other Multi Racial:	0.0	1.2	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	4.8	5.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	31.7	20.1	0.0	0.0
2 Persons:	39.7	19.5	0.0	0.0
3 Persons:	11.1	21.9	0.0	0.0
4 Persons:	12.7	20.1	100.0	0.0
5 Persons:	3.2	12.4	0.0	0.0
6 Persons:	1.6	5.3	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.5	37.3	100.0	0.0
Elderly:	7.9	4.1	0.0	0.0
Related/Single Parent:	33.3	30.8	0.0	0.0
Related/Two Parent:	9.5	26.0	0.0	0.0
Other:	12.7	1.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	1.6	0.0 #
HOME TBRA:	0.0	
Other:	17.5	
No Assistance:	81.0	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muskegon State: MI Group Rank: 68
(Percentile)
State Rank: 9 / 20 PJs Overall Rank: 69
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	88.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.54	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

